081.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	691,300 / 691,300
					USE VALUE:	691,300 / 691,300
					ASSESSED:	691,300 / 691,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
447		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURNS ANDREW D & ALYSSA
Owner 2:	
Owner 3:	
Street 1:	447 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O DONOGHUE PATRICIA A -
Owner 2:	-
Street 1:	447 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,150 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5150.000	325,600	3,800	361,900	691,300
Total Card	0.118	325,600	3,800	361,900	691,300
Total Parcel	0.118	325,600	3,800	361,900	691,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.38 | /Parcel: 492.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 50081
GIS Ref:
GIS Ref:
Insp Date: 10/12/18

!6548!

PREVIOUS ASSESSMENT

Parcel ID: 081.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,600	3800	5,150.	361,900	691,300	691,300	Year End Roll	12/18/2019
2019	101	FV	191,600	3800	5,150.	367,100	562,500	562,500	Year End Roll	1/3/2019
2018	101	FV	191,600	3800	5,150.	274,000	469,400	469,400	Year End Roll	12/20/2017
2017	101	FV	191,600	3800	5,150.	248,200	443,600	443,600	Year End Roll	1/3/2017
2016	101	FV	191,600	3800	5,150.	237,800	433,200	433,200	Year End	1/4/2016
2015	101	FV	180,900	3800	5,150.	201,600	386,300	386,300	Year End Roll	12/11/2014
2014	101	FV	180,900	3800	5,150.	191,300	376,000	376,000	Year End Roll	12/16/2013
2013	101	FV	180,900	3800	5,150.	182,000	366,700	366,700		12/13/2012

PRINT

Date	Time
12/10/20	21:18:34

LAST REV

Date	Time
09/23/19	09:34:24

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6548

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O DONOGHUE PATR	71164-308	1	6/15/2018	Change>Sale	517,500	No	No		Y
GRANGER BETHANY	34391-568		12/21/2001		304,000	No	No		
KING DAVID S--E	32599-250		3/30/2001		295,000	No	No		
HARLOW SANFORD/	23476-339		7/29/1993		155,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2018	1000	Heat App	12,000	C				
6/15/2018	813	Inter Fi	42,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2019	Permit Visit	DGM	D Mann
8/8/2019	Left Notice	DGM	D Mann
10/12/2018	MEAS&NOTICE	CC	Chris C
12/13/2008	Meas/Inspect	345	PATRIOT
3/15/2002	MLS	MM	Mary M
3/27/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	50081
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5150		Sq. Ft.	Site		0	70.	1.00	5			Med. Tr	-10					361,934						361,900	

Total AC/HA: 0.11823 | Total SF/SM: 5150 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 361,934 | Spl Credit | Total: 361,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TEEL		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365017
Depreciation:	39422
Depreciated Total:	325595

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

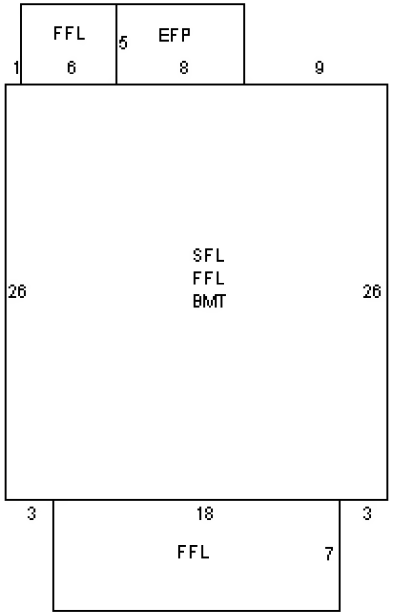
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	157.45
Final Total:	325600	Val/Su SzAd	231.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	780	171.990	134,152
BMT	Basement	624	51.600	32,197
SFL	Second Floor	624	171.990	107,322
EFP	Enclos Porch	40	71.150	2,846

Net Sketched Area:	2,068		Total:		
Size Ad	1404	Gross Are	2824	FinArea	1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 081.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X11	A	AV	1930	27.63	T	40	101			3,300			3,300
19	Patio	D	Y	1	10X10	A	AV	1998	6.00	T	16.8	101			500			500

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800